



GREYSTONES



PRESTIGE & VILLAGE

UK's finest properties

THE WARREN, RADLETT, WD7 7DS



Nestled in The Warren, Radlett, a prestigious and sought-after location, this property offers an exceptional blend of luxury and elegance. Greystones is a remarkable 5-bedroom detached family home that exudes luxury and sophistication. This gated residence boasts a double integral garage, providing both ample space and security for your vehicles.

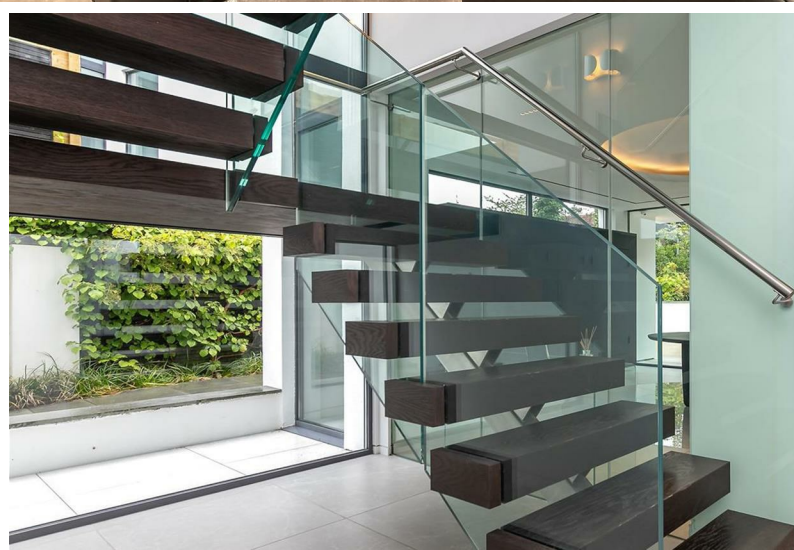
As you step into the grand entrance hall, you are greeted with an air of opulence that sets the tone for the rest of this magnificent property.

The inclusion, at ground floor level of a versatile guest bedroom with fitted wardrobes and shower/steam room adjoining ensures that visitors or an au-pair will feel right at home. For those who appreciate practicality and entertainment, there is a utility / laundry room, a second Poggenpohl fitted kitchen, and a state-of-the-art cinema room.

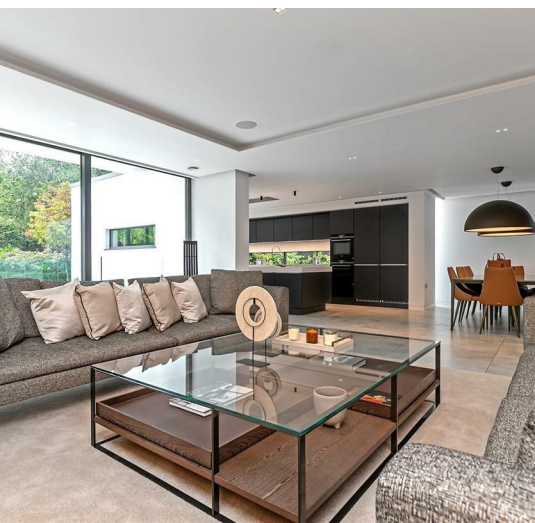
The first floor is a hub of activity, with a 35' lifestyle room seamlessly connected to the stunning Poggenpohl kitchen. Additionally, a convenient guest WC, a bright luxurious bedroom with dressing room and en-suite shower/steam room and a TV / reception room with balcony access offer flexibility and comfort.

The second floor is a sanctuary in itself, featuring a majestic principal bedroom with a walk-in dressing area, an en-suite bathroom with a bath and shower/steam room and a balcony overlooking the picturesque garden. A second laundry room off the second floor landing, offers added convenience. Two generous sized double bedrooms, each with en-suite shower and bathrooms and balcony access, provide the utmost comfort.

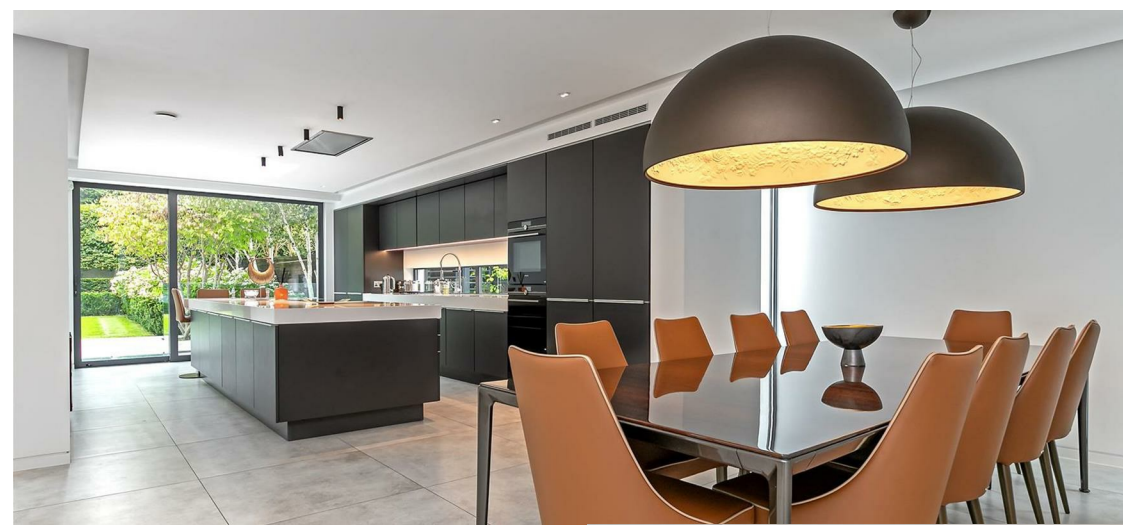


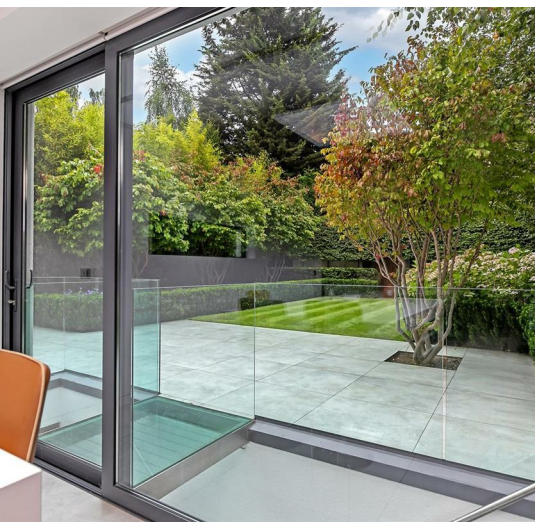


- Premier private road - Sought after location, within easy walking distance to train station
- Five bedroom detached
- Two Laundry rooms and second kitchen/utility room
- Over 5300 sq. f.t of accommodation
- Comfort of underfloor heating throughout the property, adding warmth & luxury to every room
- Cinema Room
- Extensive natural light with full height glazing throughout
- Double Garage & Newly installed electric car charging point
- Architecturally spectacular, beautifully renovated throughout, spread over three floors
- Southwest facing landscaped garden



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## OUTSIDE

### FRONT GARDEN / DRIVEWAY / REAR GARDENS

Front garden / driveway - The impressive electric-gated carriage driveway provides ample space for multiple vehicles, ensuring both security and convenience.

Rear Garden - Explore the allure of the private, award-winning landscaped gardens, which feature a variety of patios and meticulously maintained shrubs, all south-west facing. Delight in the designated areas for garden furniture and outdoor dining. The lower level includes convenient storage cupboards and there is access to the front gardens on both sides of the property.

### GROUND FLOOR

#### ENTRANCE HALL

Step into a breathtaking, bright, and airy open-plan entrance hall, accessed through an impressive extra-wide front door. The circular LED light fixture elegantly highlights the intricately designed circular tile pattern on the floor. Ample cloakroom storage is provided with several cupboards for hanging coats, convenient shelves for shoes and storage of luggage.

The entrance hall is bathed in natural light, thanks to the large front-facing windows, and sets a striking tone for the rest of the home. This stunning space creates a warm and inviting atmosphere for both residents and guests.

The property also features underfloor heating throughout, ensuring comfort and warmth in every corner.

#### DOUBLE INTEGRAL GARAGE

19'6" x 18'8" (5.94m x 5.69m)

The property features a double garage with electric bi-folding doors, offering ample storage space to accommodate various needs. Additionally, access is provided to a well-appointed plant room, which houses a reliable Vaillant boiler and two pressurised water tanks. This setup ensures the efficient operation of the underfloor heating system and guarantees a consistent and dependable water supply throughout the property.

#### LAUNDRY/UTILITY ROOM

Discover an efficient and well-equipped laundry room featuring a Miele washing machine and tumble dryer. There is ample storage to accommodate all your laundry essentials.

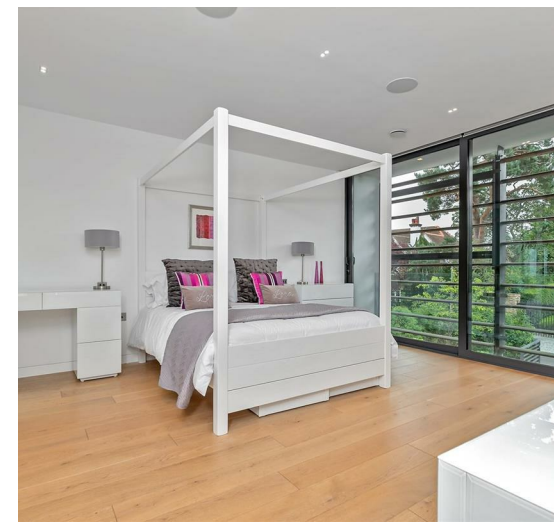
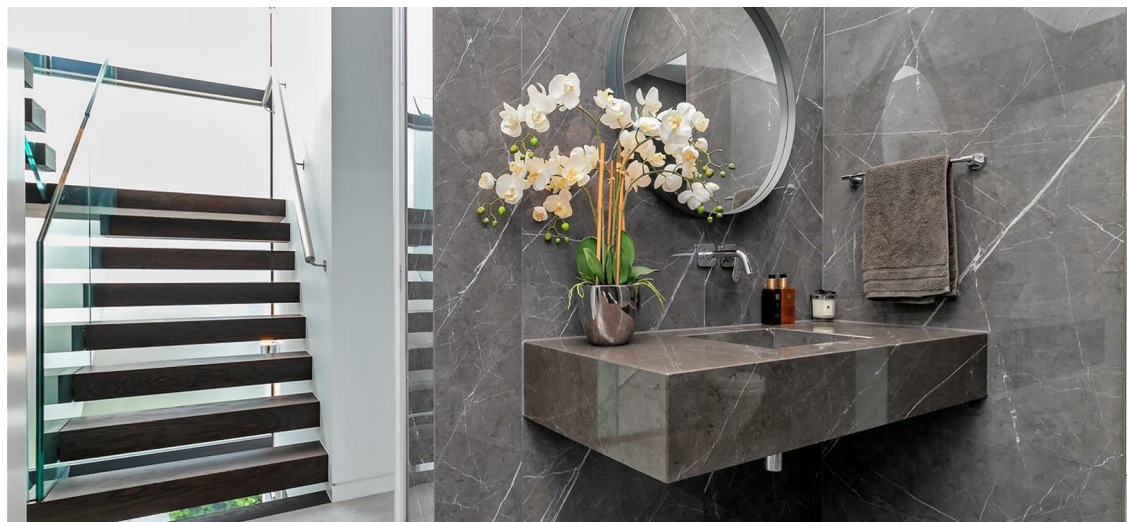
#### BEDROOM FIVE

18'6" x 14'11" (5.66 x 4.56)

Explore the spacious double guest bedroom, which includes generous fitted wardrobe space. The room features direct access to the garden, providing convenient outdoor storage. Enjoy an enhanced ambiance with integrated ceiling speakers, LED ceiling lighting, and subtle hidden ceiling lights that add a touch of elegance. Ideal for an Au-pair / nanny or guests.

#### GUEST SHOWER ROOM

Experience unparalleled luxury and comfort in the shower room, featuring a premium Hansgrohe shower. Immerse yourself in bliss with the indulgent rain dance shower head, which delivers a truly soothing experience. The shower also includes a useful handheld attachment for added versatility and ease. For the ultimate relaxation, this shower room is equipped to function as a steam room, allowing you to unwind and rejuvenate in absolute style.



#### CINEMA ROOM

20'6" x 12'5" (6.27 x 3.80)

Embark on the ultimate cinematic journey in our state-of-the-art cinema room. Immerse yourself in stunning visuals and surround sound. Unwind in deluxe theatre chairs while enjoying movies on the impressive screen. This space seamlessly combines luxury, technology and comfort for an immersive movie-watching or gaming adventure.

#### SECOND KITCHEN

Experience elegance in the second Poggenpohl kitchen

#### FIRST FLOOR

#### GUEST / FAMILY CLOAKROOM

Experience the sophistication of the exquisite tiles in the luxurious Guest WC/ cloakroom, complemented by ample storage with shelves for your convenience.

#### FAMILY LIFESTYLE ROOM / KITCHEN

35'9" x 28'10" / 16'4" x 12'11" (10.90m x 8.79m / 4.98m x 3.94m)

Explore the stunning first-floor open-plan living space, a central highlight of this residence. This inviting area seamlessly integrates a cozy living zone, a bespoke modern kitchen, and a generous dining area that accommodates a large table, making it perfect for entertaining and family gatherings. Enjoy the enchanting atmosphere created by three floor-to-ceiling sliding patio doors in the lounge, which open onto inviting patios and beautifully landscaped gardens. Cleverly concealed within an oak storage unit is the property's exceptional electronic stacking system. This advanced system controls the TV, lighting, security cameras, and piped sound system, ensuring modern convenience is at your fingertips throughout the home.

The Poggenpohl designer kitchen is a true culinary haven, blending modern elegance with practicality. Revel in the sophistication of Corian worktops and a striking central island, perfect for both entertaining and culinary creativity. Sliding patio doors provide a seamless transition to the garden, enhancing your cooking and dining experience. Outfitted with premium Siemens and Miele appliances, the kitchen also features ample storage and convenient elements like a pull-out larder cupboard, combining style with exceptional functionality.

#### TV / RECEPTION ROOM

17'10" x 13'8" (5.45 x 4.18)

This spacious room embodies a perfect blend of versatility and elegance. Large sliding doors frame a picturesque view of the front of the property, infusing the space with a serene ambiance. A discreetly hidden door ensures a seamless connection to the open-plan living area, enhancing both flow and functionality. State-of-the-art surround sound and concealed speakers offer a true cinema experience,





#### BEDROOM TWO WITH EN-SUITE

17'1" x 13'6" (5.22 x 4.14)

This bedroom features patio glass doors that open onto a balcony extending the full width of the property. A full-height window provides stunning views, while triple aspect windows and high ceilings enhance the airy ambiance. The room also includes a walk-in wardrobe with ample drawers and hanging space. The en-suite bathroom in Bedroom 2 is designed for luxury, showcasing a Hansgrohe shower with a rain dance shower head and a convenient handheld attachment for added versatility.

#### SECOND FLOOR

#### PRINCIPAL SUITE INC. DRESSING ROOM & EN-SUITE

18'7" x 15'5" (5.67 x 4.71)

The stunning principal bedroom in this exceptional property spans the entire rear width, offering a spacious and luxurious retreat. It features a large walk-in dressing area, perfect for stylish wardrobe organization, providing ample hanging space & shelves. It includes a convenient dressing table. The room is beautifully illuminated with spotlights and elegant LED lighting, enhancing its sophisticated atmosphere. A separate seating and relaxing area, complete with a fireplace, adds to the room's charm. Glass sliding patio doors lead to a Juliette balcony, flooding the space with natural light and creating an inviting, airy ambiance. Indulge in the exquisite en-suite bathroom, featuring a stunning freestanding designer bath and a separate walk-in shower. Experience unparalleled luxury with the Hansgrohe Raindance shower, complete with a handheld attachment for a truly opulent bathing experience. This exceptional shower can also transform into a relaxing steam room, offering a stylish way to unwind. Completing the space are two elegant Duravit hand wash basins, adding a refined touch to this remarkable bathroom.

#### BEDROOM THREE WITH EN-SUITE

18'1" x 13'6" (5.52 x 4.14)

Experience ultimate comfort and convenience in this double bedroom, complete with an en-suite bathroom featuring a Hansgrohe Raindance shower and a sleek Duravit basin. Step through the patio glass doors to access a magnificent balcony that spans the full width of the property, providing a delightful outdoor space to enjoy and embrace the beautiful surroundings.

#### BEDROOM FOUR WITH EN-SUITE

17'10" x 13'8" (5.45 x 4.18)

This versatile double bedroom with access to the balcony, with scenic views, is ingeniously adaptable, the space doubles as a home office, thanks to a cleverly integrated wall-mounted bed that folds down when needed. A smartly designed desk, which can be discreetly concealed within the wall, enhances its dual-purpose functionality. This innovative layout allows the room to transition seamlessly from a productive workspace to a cozy sleeping area. Featuring an en-suite bathroom fitted with a luxurious Duravit bath, and Hansgrohe handheld shower.

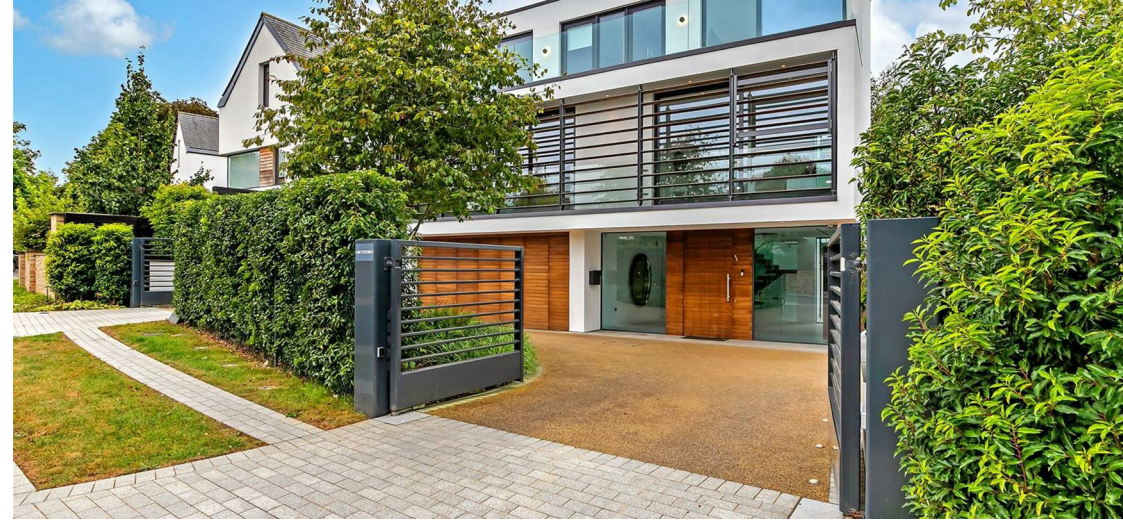


Situated in a tranquil location just a short stroll from Radlett's High Street, Explore this remarkable contemporary detached house, located on a scenic private road. Set back from the street, the property features a gated entrance leading to a spacious carriage driveway, ensuring both privacy and security.

This exquisite home has undergone a renovation that reflects exceptional thoughtfulness and precision. Every detail has been meticulously considered, from the choice of high-quality materials to the craftsmanship of the finishes. The renovation enhances the home's inherent charm while introducing modern conveniences and aesthetic upgrades. Each room has been thoughtfully redesigned to blend elegance with functionality, creating a living space that is both beautiful and practical.







Greystones offers easy access to excellent amenities, with Radlett station nearby and a swift commute to London St Pancras in approximately 25 minutes within easy reach, making this property not only a luxurious abode, but also a practical choice for those who value convenience and style.



The property is situated in this tranquil, highly desirable location and is within close proximity to the excellent amenities of Radlett High Street with its many shops, restaurants, places of worship and Radlett mainline station which provides a fast service into London St Pancras in under half an hour. The property is within easy access to the M1, A1(M) and M25 and the area is also well served by a number of outstanding schools including Haberdashers Aske's for boys and girls, Aldenham school, Yavneh College and Radlett Prep.



## HERTSMERE Band H

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-101) A		81	84	(10-20) A			
(81-90) B				(21-30) B			
(61-80) C				(31-40) C			
(51-60) D				(41-50) D			
(31-50) E				(51-60) E			
(21-30) F				(61-70) F			
(1-20) G				(71-80) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Second Floor  
Approximate Floor Area  
1451 sq. ft  
(134.80 sq.m)



Ground Floor  
Approximate Floor Area  
2066 sq. ft  
(191.90 sq.m)

First Floor  
Approximate Floor Area  
1801 sq. ft  
(167.30 sq.m)

Approximate Gross Internal Area = 494.0 sq m / 5317 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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